



The Movement Center

1021 NE 33rd Avenue, Portland Oregon 97232





The Movement Center

Offered For Sale at \$8,993,000, this unique opportunity offers a buyer the ability to acquire a turn key, beautifully restored historic Landmark building of approximately 62,860 sf. on 3.14 Acres in Laurelhurst, Portland Oregon, 10 minutes to the downtown central business district.

The property is currently operated as an intentional community with a beautiful meditation hall, yoga studios and classrooms, their administrative offices, residents' rooms and apartments, a large kitchen, and common living and dining areas. The buildings could be used for a variety of other uses including churches, schools, treatment facilities, community center, various group living operations and with a conditional use adjustment a variety of additional options may be approved.





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Historical Highlights

The current campus, now called The Movement Center, was designed by Whitehouse, Lazarus & Fouilhoux in 1908 and was considered a credit to the city that would rival anything of its kind on the west coast. Called the Old People's Home, the main building was erected by Mrs. P.J. Mann in memory of her husband, the late Peter J. Mann, who died in the Spring of 1908. Mrs. Mann spent no expense touring the East Coast to get the most contemporary concepts in design and function and saw to it that everything was of the very best quality.

In addition to the cost of the site, the erected buildings were projected to cost a whopping \$60,000, an exceptionally large sum in the day.

Situated on the highest area in 1910 Laurelhurst, the facility was once surrounded by more than seven acres of land, and commanded an unsurpassed view of wooded hills and attractive homes in the area. The three-story brick structure was a striking landmark, both imposing and beautiful and built in the Tudor, Gothic and Elizabethan styles of architecture. The building was state of the art for the times and featured a high ceiling basement with a large, conveniently-arranged kitchen which is mostly intact in the current configuration today. The premises boasted a men's smoking and billiard room, a women's sunroom, bedrooms for helpers, storerooms, toolroom, laundry-room, and a fumigation-room to be used in case of illness. All entrances were fitted with glass doors and square lights. These open into small halls, connected with the main hallways by glass doors, making the halls light and pleasant. The woodwork was completed by the best local craftsman of the day and fully restored by the current owners in 1993.

With its many windows, which command a view of exceptional scenic beauty of the well-kept garden, it had many wide-mouthed fireplaces and handsome chandeliers. The dining-room, offices and main apartment on the main floor are some of the most attractive areas in the building. Adjoining this is the serving pantry, connected with the kitchen below by two dumbwaiters, marble top tables were the norm.

The original building was expanded with a 4,478 sf. single story period addition adding more living quarters and amenities in 1953.

The current owners bought the building and grounds in a rundown state in 1993, added close to a 10,000 addition and restored all of the original woodwork and features that make the premises a testament of Mrs. Mann's vision and work in 1910. The property has seen a number of uses since 1910 including a senior living center, an alcohol treatment center, a skilled nursing facility and currently a residential meditation and community center with 65 residents living onsite.



Property Highlights

A rare opportunity exists to purchase an historical gem in the heart of Laurelhurst, close enough to be 10 minutes from a thriving downtown Portland where you are away from it all yet still on the edge of this pulsating tier two city. The current owners have restored and added to this beautifully designed 4 story building and kept the 3.14 acre grounds in peak condition to establish a restful and reflective campus that houses their meditation center, offices and living quarters. The restoration of original first floor woodwork and period features and the extensive physical and system upgrades that have been carefully attended to make the premises a testament of Mrs Mann's vision and work aspired to in 1910.

- The Main Building is on the 1910 Historical Register
- Full commercial kitchen
- Spacious dining rooms, offices, hallways and 10ft high ceilings throughout
- Ample onsite parking with two gated security entrances
- 3.14 Acres in beautiful Laurelhurst which is one of the largest areas of land available so close to the CBD
- Resident rooms and apartments for 65 residents
- State of the art exercise rooms with flexible maple floors and radiant under floor heating.
- Mature manicured gardens spanning approximately 2 acres
- Strategic building upgrades of all the important aspects of a historical building (see capital improvements page)
- Fully seismically upgraded





Capital Improvements

The improvements were constructed in 3 timeframes; The main building 1910; the East Wing in 1953 and meditation and yoga center in 1993.

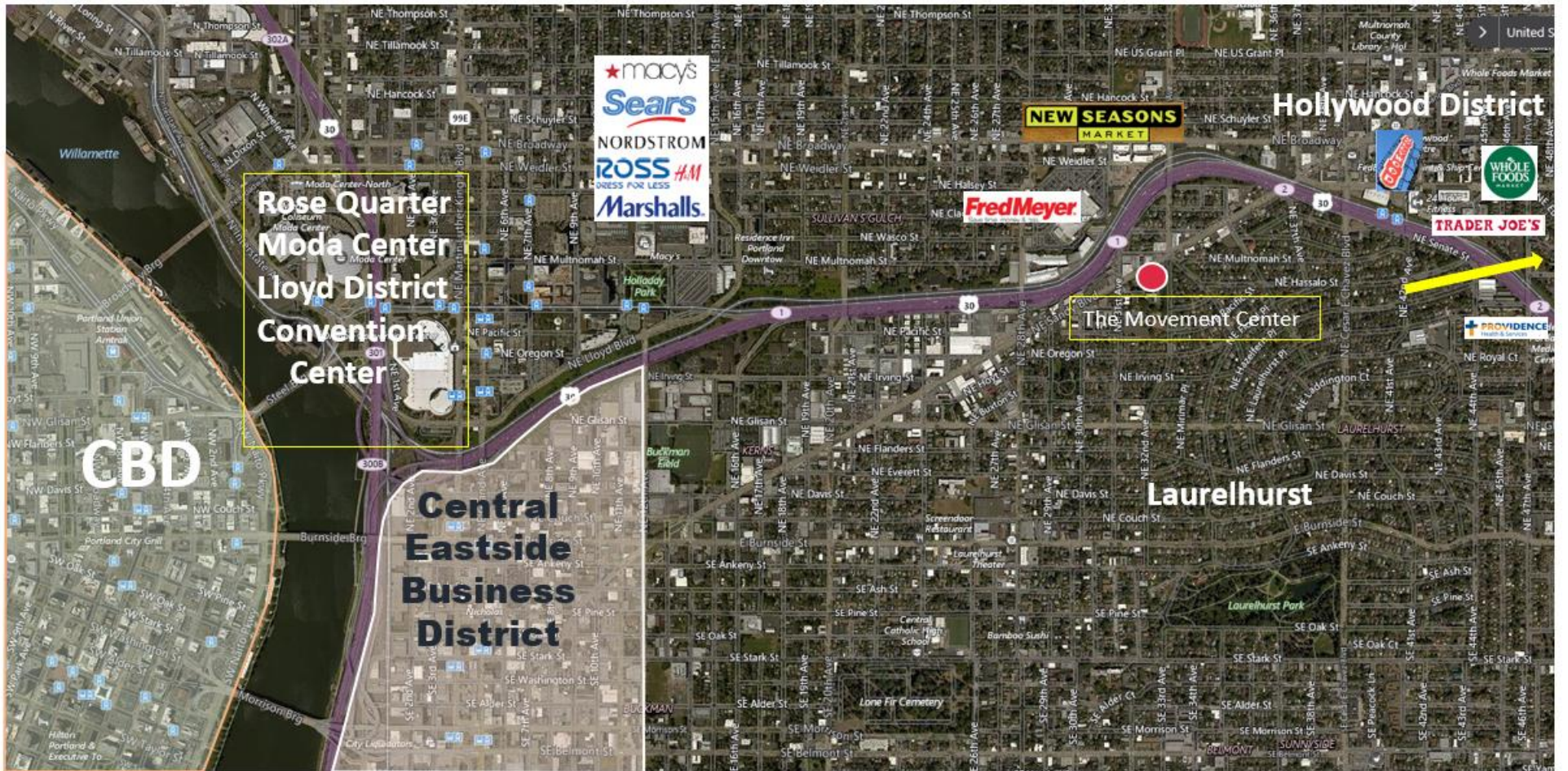
1993 and later Capital Improvements;

- All exterior brickwork on the main building was painstakingly re-pointed and resealed including chimneys.
- Reroofed the main bldg. over the course of 5 years
- Guttled approximately 1/3 of the bldg., including some walls, replaced some lath & plaster, sheetrock, electrical boxes, plugs, thermostats and installed ALL copper plumbing.
- Substantially seismically upgraded the main building as the entire 1910 structure had to be brought up to the 1993 code and it was the first commercial building in Oregon to require it. This included 5 concrete shear walls, foundation bracing to the flooring as well as all exterior brick walls had to be strapped to the interior framing every 6 feet.
- New Upgraded electrical service (1,200 amps) into the main building, added new lighting fixtures with dimmers, and many of the lighting fixtures have newer LED bulbs.
- East wing and the main building steam heating systems were converted to high efficiency hot water systems making it very manageable and comfortable. The system is modular and zoned so individual areas can be heated independently. Added thermostats, and replaced independent heating units.
- The fire alarm system was upgraded and required 2 magnetically operated fire doors to be installed on every corridor with smoke detectors. It is Fully Sprinkled throughout including closets and attic space and all inspections of the system are done annually and are up to date.
- The individual living unit heaters were converted from steam heat to a radiant water system over a period of 6 years beginning in 2006. Each room has some form of valve control to adjust temperature.
- For security, a keyless entry keypad was installed on all exterior doors.
- A new 259 ft deep private well was just installed in 2016 and is intended to run the exterior irrigation system and serve as a back up to the buildings in the case of city water issues. This has not been attached to anything yet.
- The grounds were cleaned up, restored and added to, new stone pathways were laid and a beautiful Gazebo erected in the inner courtyard area of the garden.
- The 1993 heating system serving the meditation and yoga center was replaced with a 98% efficiency state of the art Lochinvar natural gas radiant floor system.
- Added a 10,000 sf Addition on 2 floors featuring a CLEAR spanned vaulted ceiling in the main floor meditation room. This area is approximately 4,036 Sf. and opens into the main floor of the main building entry. Downstairs features men and women's bathrooms, offices and two 1,870 Sf yoga/exercise rooms that have flexible maple flooring and abundant natural light.
- Converted an additional lower floor room (approximately 1,700 Sf.) into state of the art Fitness Room



The Movement Center

Aerials – Vicinity Map





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Aerials





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Photos





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Photos





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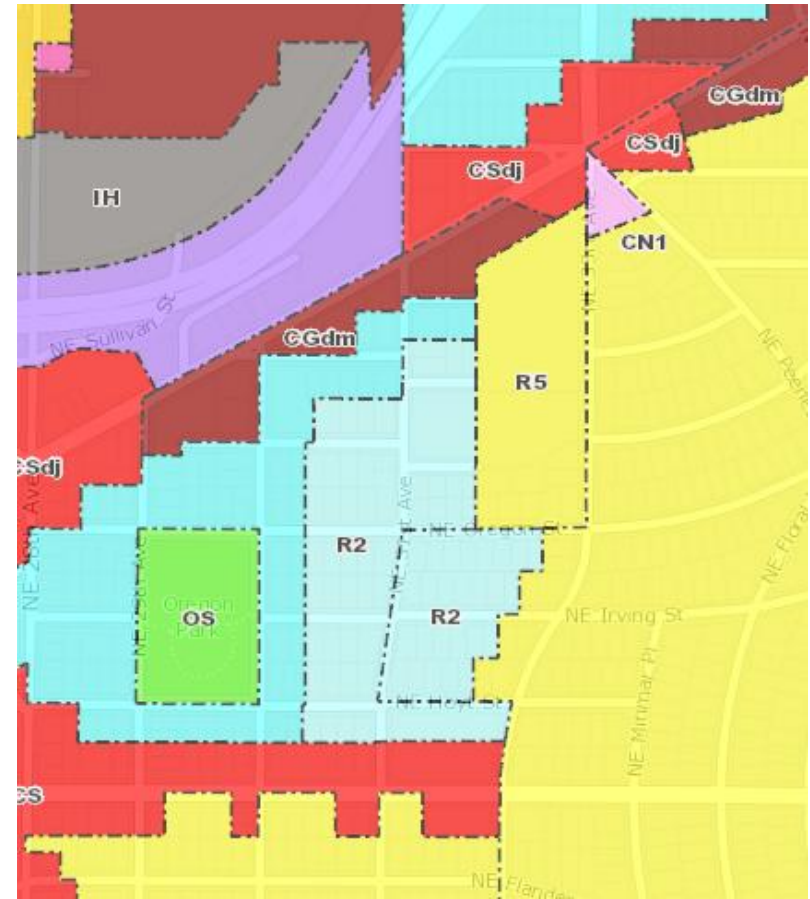
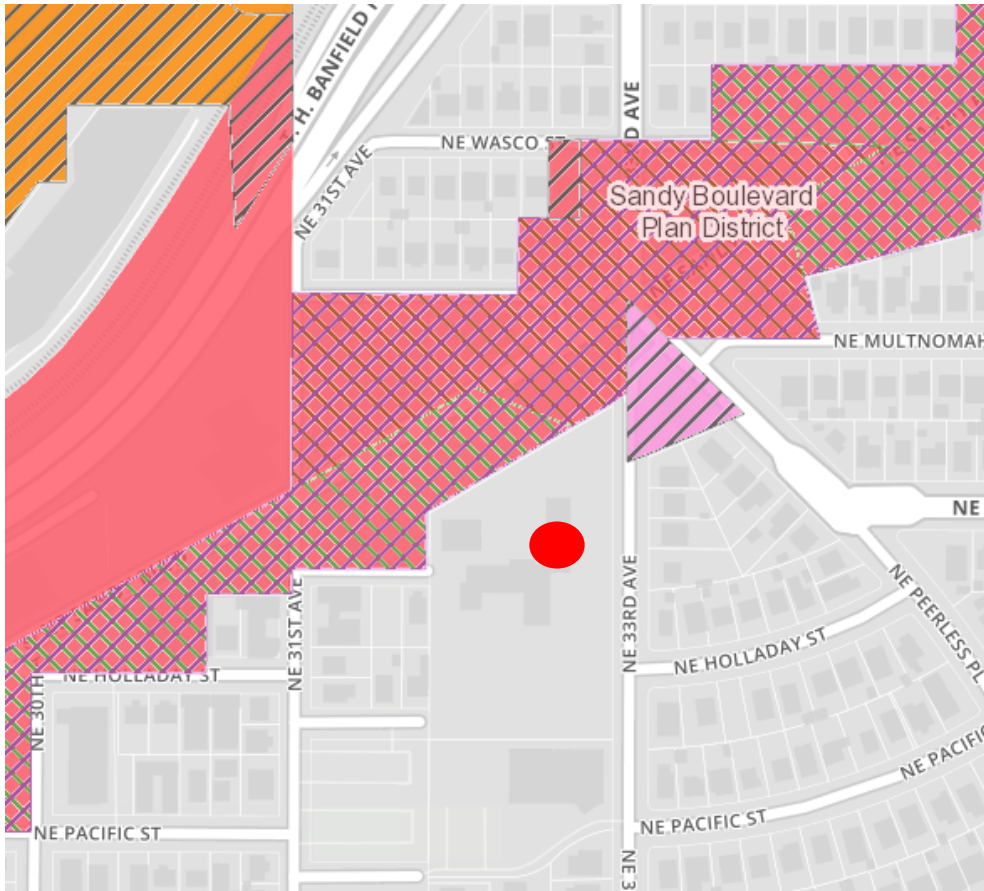
Photos





Zoning

Comprehensive Zone Change Effective 2018 - GC to Cm3





Zoning

Table 110-1 Single-Dwelling Zone Primary Uses						
Use Categories	RF	R20	R10	R7	R5	R2.5
Residential Categories						
Household Living	Y	Y	Y	Y	Y	Y
Group Living	CU	CU	CU	CU	CU	CU

Table 110-1 Single-Dwelling Zone Primary Uses						
Use Categories	RF	R20	R10	R7	R5	R2.5
Institutional Categories						
Basic Utilities	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]
Community Service	CU [1]	CU [1]	CU [1]	CU [1]	CU [1]	CU [1]
Parks And Open Areas	L/CU [2]	L/CU [2]	L/CU [2]	L/CU [2]	L/CU [2]	L/CU [2]
Schools	CU	CU	CU	CU	CU	CU
Colleges	CU	CU	CU	CU	CU	CU
Medical Centers	CU	CU	CU	CU	CU	CU
Religious Institutions	CU	CU	CU	CU	CU	CU
Daycare	L/CU [3]	L/CU [3]	L/CU [3]	L/CU [3]	L/CU [3]	L/CU [3]
Other Categories						
Agriculture	L [7]	L [7]	L/CU [8]	L/CU [8]	L [9]	L [9]
Aviation And Surface Passenger Terminals	CU	N	N	N	N	N
Detention Facilities	N	N	N	N	N	N
Mining	CU	N	N	N	N	N
Radio Frequency Transmission Facilities	L/CU [4]	L/CU [4]	L/CU [4]	L/CU [4]	L/CU [4]	L/CU [4]
Railroad Lines And Utility Corridors	CU	CU	CU	CU	CU	CU

Y = Yes, Allowed

CU = Conditional Use Review Required

L = Allowed, But Special Limitations

N = No, Prohibited

Full chapter detail on the purpose, uses, restrictions and conditional use criteria are available upon request.



Property Details

Total Gross Square feet	62,860 Square feet*
Main Building	50,094 Square feet*
East Wing	4,478 Square feet
1993 Addition	8,288 Square feet
Foundation	Reinforced Concrete
Exterior walls	16" and 12" Brick; Brick veneer over 2x4 wood framing, Brick veneer over 2x6 wood framing
Number of Floors	4, 2, 1
HVAC	Under floor radiant water heat; water cooler radiators and 16 ton and 12 ton gas packs
Kitchen	Full commercial kitchen with walk-in coolers and 2 refrigerators
Fire Protection	Fully sprinkled into closets, attic. Wet system, some dry areas
Elevator	Otis 3 floor -passenger
Utilities	City water, electricity and sewer. New 41 gal per minute onsite well.
Roof	3 Tab architectural asphalt shingles and cement shingles
Interior Walls	Lath & plaster, some 2x4 wood framing
Floor coverings	Carpet, maple and concrete
Assessor's Parcel#	R316851
FAR	.05 to 1
Zoning	R5, Comp Plan: R5 - High Density Single Dwelling
Site Size	3.14 Acres
Topography	Mostly Flat with the a 5-10 ft slope to the north east and south east corners
Street access	Off Ne 33rd Ave, Off NE Holliday St., and NE Hassalo St.
Exposure	Secluded setting, surrounded by the exquisite landscaping
Parking	32 Official stalls but easily can handle 1.5 this number.
Leased Parking	The center leased an adjoining parking lot with 58 stalls for events

***The Seller has calculated the gross square feet above from existing plans, however it will be the buyer's responsibility to verify accuracy of this total.**



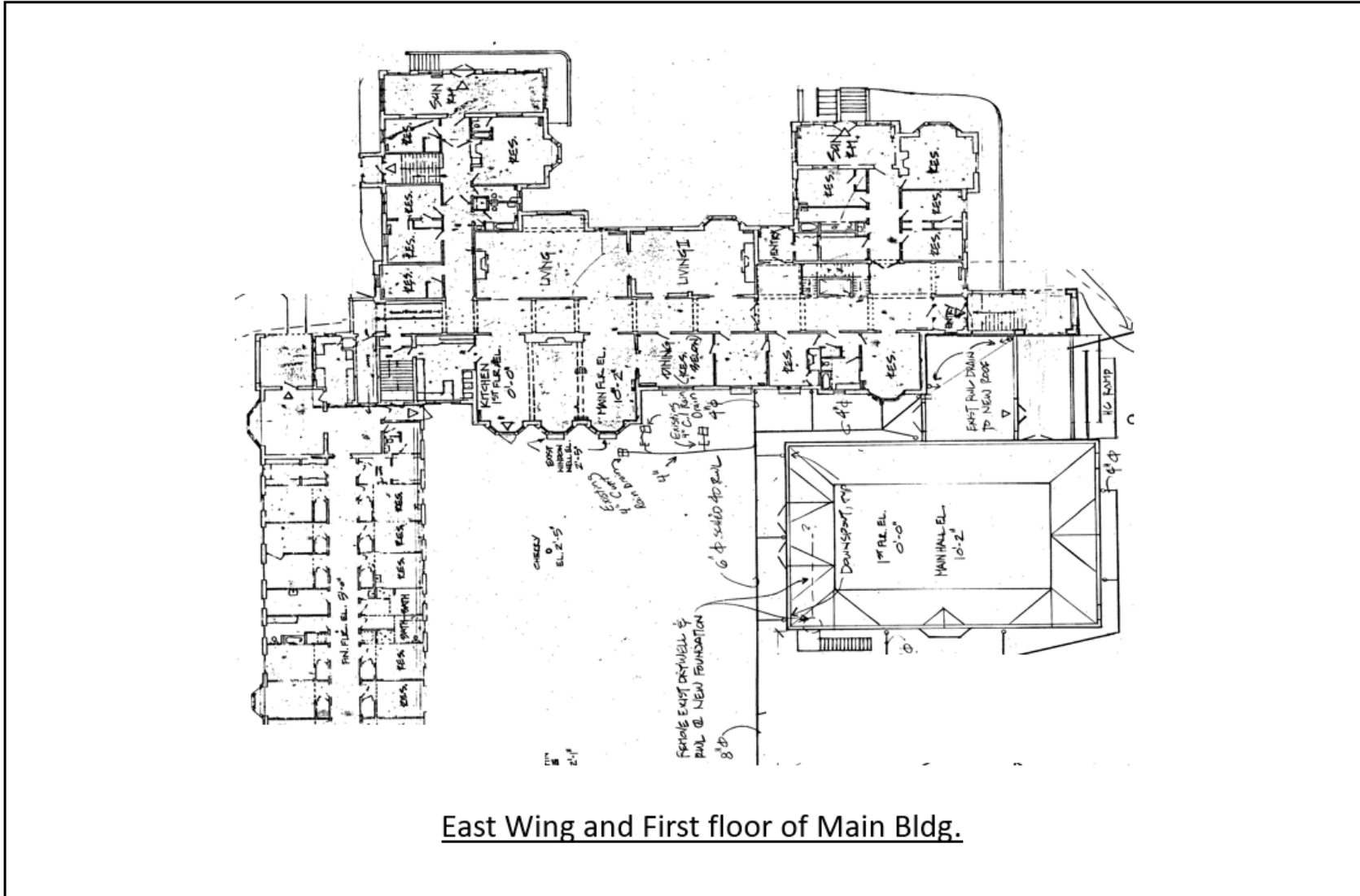
The Movement Center

Site Plan





Floor Plans

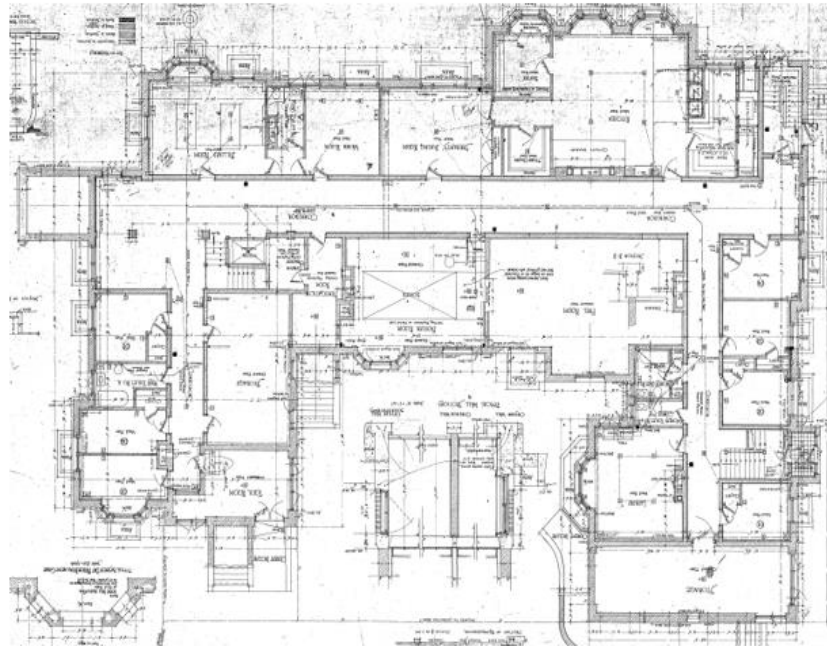


East Wing and First floor of Main Bldg.

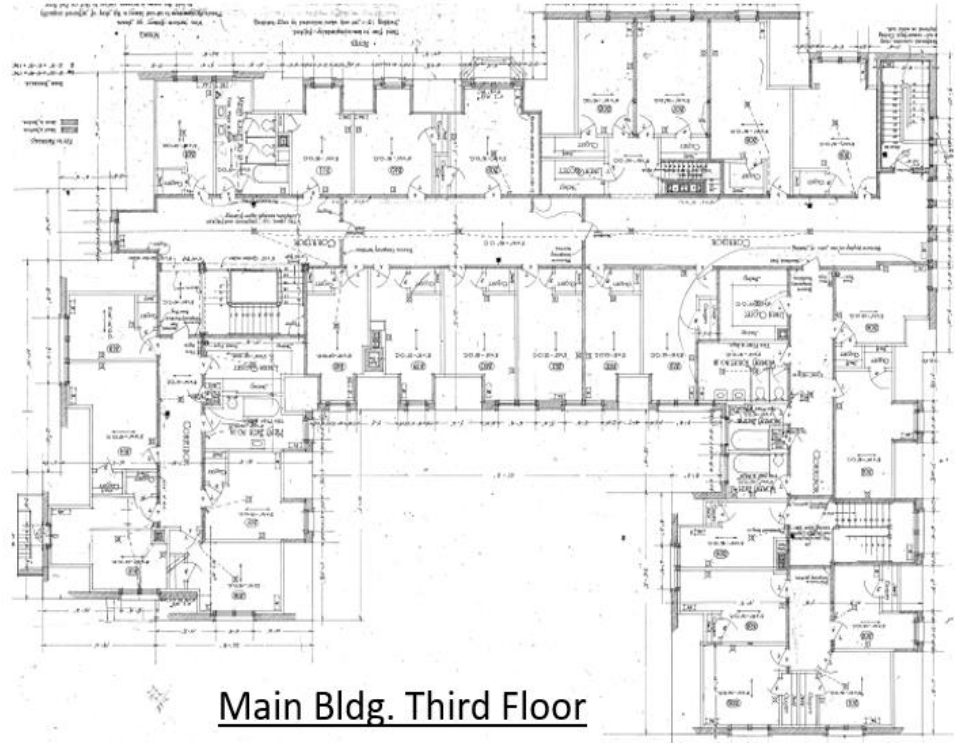


The Movement Center

Floor Plans



Main Bldg. Basement

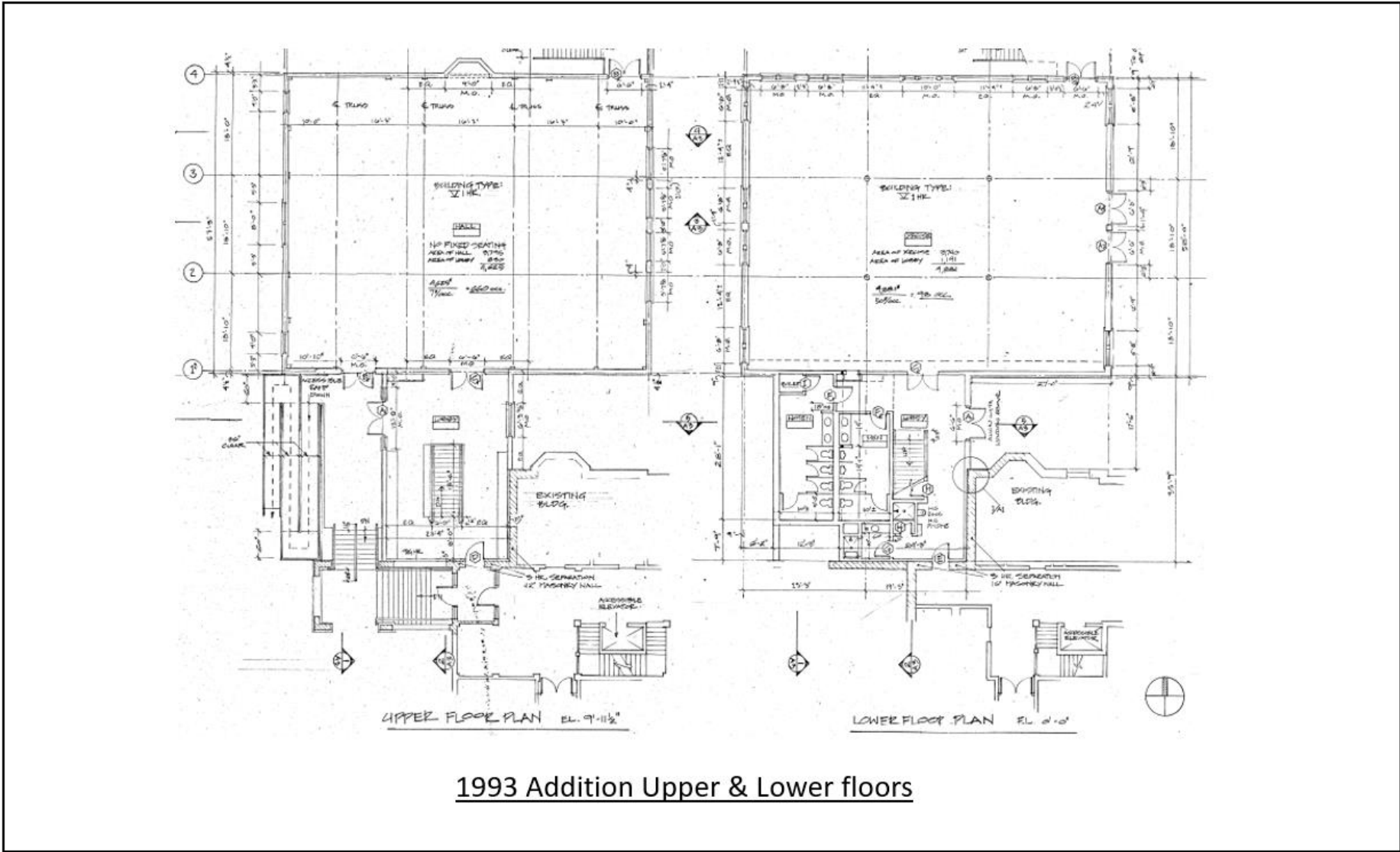


Main Bldg. Third Floor

Full page pdf's are available on request of each floor. The copies above are only for illustration purposes. Full building plans will be available to copy for a purchaser in contract.



Floor Plans



1993 Addition Upper & Lower floors



Area/City Description



Portland’s Central Eastside has been gradually transformed from a historical industrial district into a vibrant mixed-use community popular with educated Millennials and creative class entrepreneurs. Over the last decade, numerous warehouses, factories and underutilized historic structures on the eastside have been converted into office space, residential lofts, performance venues and popular restaurants. This redevelopment activity has spurred population growth and new private investment out east from the CBD and has continued up Portland’s eastside arterials like Belmont, Burnside and Sandy boulevard. Infill and re-development is everywhere to be seen and the Sandy corridor is on track to see the next wave linking the Hollywood district and the eastside central business district. Redevelopment and growth in the area has been encouraged by the additional infrastructure the city has implemented with multiple mass transit infrastructure lines like the new orange MAX light rail & streetcar and the newest addition, the Tilikum mass transit bridge, linking the South waterfront area with the industrial eastside featuring expanded pedestrian and commuter bike lanes.



The Laurelhurst area benefits greatly by located in a pocket surrounded by several areas of concentrated infill development. Several properties have sold along the Sandy Boulevard corridor with expected infill to be fast arriving from late 2017. In addition, the city is in the process of approving an “Employment Overlay Subarea” that will allow for greater office and retail occupancy in the adjacent industrial zones that will accelerate this transition and have an impact on rents, occupancies and the available buildings like the Movement Center.



This district is currently home to over 1,100 businesses and 17,000 employees, and is particularly popular with creative entrepreneurs and tech companies drawn by its unique character and historic building stock. There are also over 14,000 new apartment units currently planned or under construction which will work its way through 2017/18. Contributing to the wave of expansion is the cities implementation of a comprehensive rezoning that will be implemented in 2018 creating a more vibrant connection along Sandy boulevard from CBD to Hollywood.

The area has excellent Regional Transportation Access From Interstate 5, Interstate 84, NE 33rd Ave, Sandy Boulevard, and Mass Transit (Lightrail, Streetcar and Bus Lines)
The property is zoned R5 residential and is bordered by R1, R2 and CG (soon to be CM3)

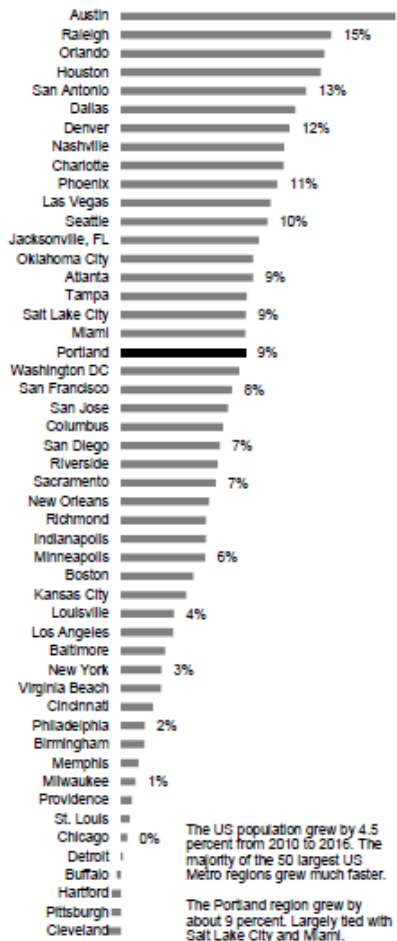


Economy

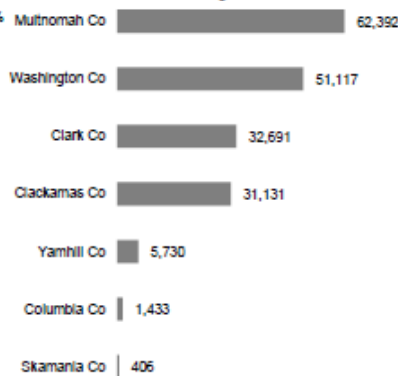
**March
2017**

**City of Portland
Economic
INDICATORS**

**Population Growth by Metro Region
2010 to 2016**

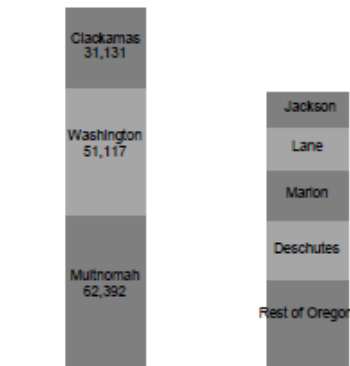


**Population Growth by County
2010 to 2016 Portland Metro Region**



The Portland metro region added 192,412 people over the last six years. The vast majority of that growth was in Multnomah, Washington, Clackamas and Clark counties.

**Population Growth by Oregon County
2010 to 2016**



Most of the population growth in Oregon was in the Portland area. The majority of growth in the rest of Oregon was in just 4 counties: Deschutes, Marion, Lane and Jackson.

Oregon's unemployment rate dropped to 4.0 percent in February, from 4.3 percent in January. This was the lowest unemployment rate since comparable records began in 1976. Oregon's 4.0 percent unemployment rate was significantly lower than the U.S. unemployment rate of 4.7 percent in February.

In February, the number of unemployed Oregonians dropped to about 82,000, which was the lowest number since August 1995 when about 82,000 were unemployed. By contrast, the labor force has grown from just under 1.7 million in 1995 to over 2.0 million today.

Nonfarm payroll employment surged ahead by 8,200 following a revised gain of 700 in January. Government grew most of the major sectors, as it added 4,400 jobs, rebounding from a loss of 3,400 jobs in January. Similarly, health care and social assistance shot up by 2,400 jobs in February following a loss of 1,700 the prior month. Manufacturing added 1,300 after a loss of 200 in January. Construction continued to grow rapidly by adding 900 jobs in February, following a strong gain of 2,500 in January. Only one major industry cut more than 600 jobs in February as transportation, warehousing and utilities shed 1,400.

Over the past 12 months, payroll employment added 39,900 jobs, or 2.2 percent, which was a slight deceleration from the growth rate near or above 3 percent throughout much of the past four years. Oregon is still growing faster than the U.S. growth rate of 1.6 percent.


Since February 2016, Oregon's growth was very fast in construction, which added 8,900 jobs, or 10.0 percent. Other industries that grew rapidly were health care and social assistance (+8,700 jobs, or 3.8%); financial activities (+3,600 jobs, or 3.8%); and information (+1,100 jobs, or 3.3%). Meanwhile only three industries cut jobs over the year: manufacturing (-400 jobs, or -0.2%); mining and logging (-200 jobs, or -2.6%); and wholesale trade (-200 jobs, or -0.3%).

Nick Beleiciks, Oregon State Employment Economist

Christian R. Kaylor, Oregon State Employment Economist




Demographics

 NE 31st Ave & NE Sandy Blvd, Portland, OR 97232	
Pop Facts: Demographic Quick Facts	NE 31st Ave & NE Sandy Blvd, Portland, OR 97232 0 - 1 mi
Population	
2021 Projection	29,638
2016 Estimate	28,426
2010 Census	27,126
2000 Census	26,322
Growth 2016-2021	4.26%
Growth 2010-2016	4.79%
Growth 2000-2010	3.06%
Households	
2021 Projection	14,763
2016 Estimate	14,067
2010 Census	13,277
2000 Census	13,015
Growth 2016-2021	4.95%
Growth 2010-2016	5.95%
Growth 2000-2010	2.01%
2016 Estimated Population by Single-Classification Race	
White Alone	25,474 89.62%
Black or African American Alone	536 1.89%
American Indian and Alaska Native Alone	174 0.61%
Asian Alone	857 3.01%
Native Hawaiian and Other Pacific Islander Alone	39 0.14%
Some Other Race Alone	287 1.01%
Two or More Races	1,058 3.72%
2016 Estimated Population by Ethnicity (Hispanic or Latino)	
Hispanic or Latino	1,302 4.58%
Not Hispanic or Latino	27,124 95.42%
2016 Occupied Housing Units by Tenure	
Owner-Occupied	6,316 44.90%
Renter-Occupied	7,751 55.10%
2016 Average Household Size	
	1.98



Demographics

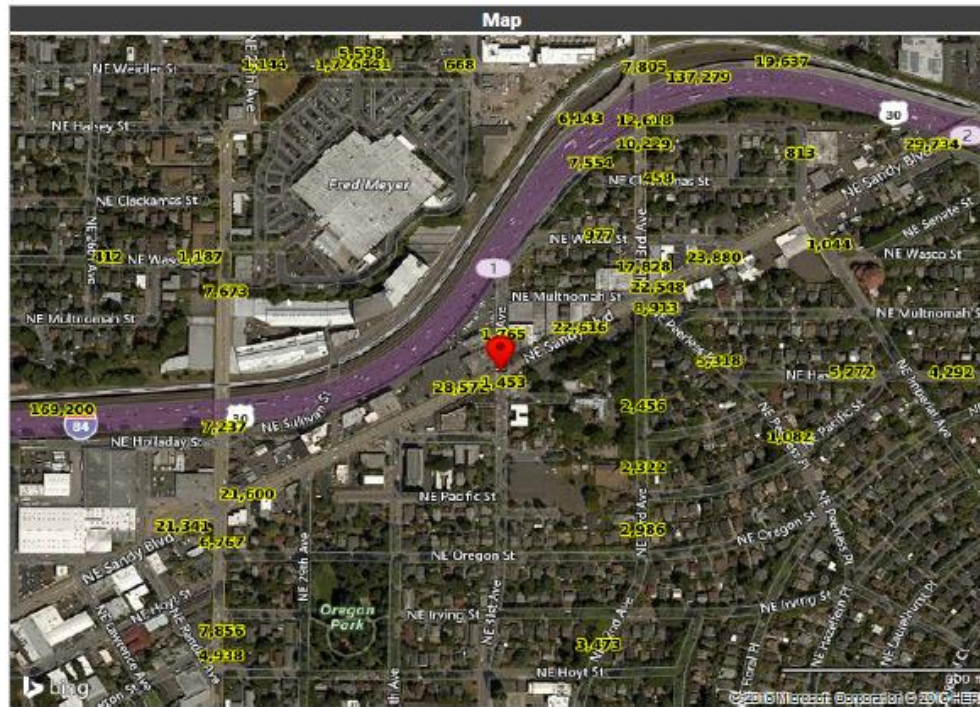
 NE 31st Ave & NE Sandy Blvd, Portland, OR 97232	
Pop Facts: Demographic Quick Facts	NE 31st Ave & NE Sandy Blvd, Portland, OR 97232 0 - 1 mi
2016 Est. Households by Household Income	14,067
Income Less than \$15,000	1,592 11.32%
Income \$15,000 to \$24,999	1,417 10.07%
Income \$25,000 to \$34,999	1,401 9.96%
Income \$35,000 to \$49,999	1,833 13.03%
Income \$50,000 to \$74,999	1,899 13.50%
Income \$75,000 to \$99,999	1,542 10.96%
Income \$100,000 to \$124,999	1,163 8.27%
Income \$125,000 to \$149,999	825 5.86%
Income \$150,000 to \$199,999	962 6.84%
Income \$200,000 to \$249,999	497 3.54%
Income \$250,000 to \$499,999	675 4.80%
Income \$500,000 or more	262 1.87%
2016 Est. Average Household Income	\$ 92,039
2016 Est. Median Household Income	\$ 60,414
2016 Median HH Inc. by Single-Classification Race	
White Alone	\$ 63,102
Black or African American Alone	\$ 32,625
American Indian and Alaska Native Alone	\$ 33,365
Asian Alone	\$ 66,485
Native Hawaiian and Other Pacific Islander Alone	\$ 42,345
Some Other Race Alone	\$ 30,360
Two or More Races	\$ 46,412
Hispanic or Latino	\$ 44,644
Not Hispanic or Latino	\$ 61,317

Several pages of demographics are available on request and are customizable to a user's requirements.



The Movement Center

Traffic counts Data Source: 2013 MPSI TrafficMetrix



#	Street	Cross Street	Dir.	Volume	Type/Year	Dist. (mi)
1.	NE 31st Ave	NE Hassalo St	S	1,453	Published (2003)	0.0
2.	NE 31st Ave	NE Sandy Blvd	S	1,765	Current Year	0.0
3.	NE Sandy Blvd	NE 31st Ave	NE	28,572	Published (2004)	0.0
4.	NE Sandy Blvd	NE 33rd Ave	NE	22,616	Current Year	0.1
5.	NE 33rd Ave	NE Holladay St	S	2,456	Current Year	0.1
6.	NE 33rd Ave	NE Sandy Blvd	NW	8,913	Current Year	0.1
7.	NE 33rd Ave	NE Pacific St	S	2,322	Current Year	0.1
8.	NE Wasco St	NE 33rd Ave	E	977	Current Year	0.1
9.	NE 33rd Ave	NE Sandy Blvd	S	17,828	Current Year	0.1
10.	NE Sandy Blvd	NE 33rd Ave	SW	22,548	Published (2001)	0.1
11.	NE Peerless Pl	NE Hassalo St	SE	5,318	Current Year	0.2
12.	NE 33rd Ave	NE Oregon St	S	2,986	Published (1999)	0.2
13.	NE Sandy Blvd	NE Wasco St	NE	23,880	Current Year	0.2
14.	I-84	NE 33rd Ave	NE	7,554	Current Year	0.2
15.	NE Clackamas St	NE 33rd Ave	W	458	Current Year	0.2
16.	NE 33rd Ave	NE Clackamas St	S	10,229	Current Year	0.2



Broker Biography



Randy Smith - Principal Broker, CEO

Randy has 38 years of brokerage experience. After graduation with a BA and MS from Indiana University, he began his real estate career at F.C. Tucker Co. in Bloomington, Indiana. Randy moved to Portland in 1991 to join Norris & Stevens and later, Lutz, Merrifield & Estes. In 1994 he left Lutz to create Western Equities, Inc. A success from its inception, Western Equities quickly grew to a \$200 million powerhouse with offices in New York, Los Angeles, San Francisco, Phoenix, Las Vegas and Portland. In 2002, Randy decided to go on his own in order to provide more individualized services to his clients. His company is Western Property Sales LLC dba Western Equities. He has closed in excess of \$300 million in investment property in the course of his career.

I belong to the local, state, and national board of realtors, and am part of the Oregon chapter of CCIM. I am past president of Northwest Real Estate Investors Association, part of National REIA and have been on the Board of Directors for 14 years. I love connecting people with real estate: it's fun; it's a big part of wanting to get up in the morning.

randysmith@westernequities.com 503 242-0033



Kevin Wingate-Pearse - Associate Broker

Kevin has been in the real estate industry for the past 16 years as a commercial real estate broker and developer. Since 2000 he has represented buyers and sellers of investment real estate, through acquisition, disposition and/or leasing.

His expertise spans all facets of commercial real estate; however he now specializes in investment sales, development & consulting with an emphasis on multi-family.

Licensed in Washington and Oregon, his immediate area of focus is Vancouver Washington and Portland, Oregon, but he has worked on properties in several states when he has found more lucrative investments for his clients.

Prior to re-joining Western Equities in December 2016, Kevin was with SVN/Bluestone & Hockley since 2011. He was a broker with Coldwell Banker Commercial, JBA in Vancouver WA, developed commercial projects with Keys Property Group, did leasing & sales at the Sheldon Company in Vancouver WA and initiated his commercial career at Western Equities in Portland Oregon, way back in 2000.

Active in the local community, he has been a board member, secretary and vice chair on the board of REACH Community Development. He is an avid reader, soccer fan, loves hiking, jogging, yoga and traveling.

kevinwp@westernequities.com 360 910-7672